



201703160094

Skagit County Auditor

\$76.00

3/16/2017 Page

1 of

4 12:30PM

AFTER RECORDING MAIL TO:

Anthony Richard Farruggia
1285 Arrezo Drive
Sedro Woolley, WA 98284

BARGAIN AND SALE DEEDTICOR-7DDW1699
④

JPMorgan Chase Bank, National Association a(n) National Association whose mailing address is 3415 Vision Drive, Columbus, OH 43219-6009 ("Grantor"), for and in consideration of Two Hundred Fifteen Thousand Two Hundred Fifty Dollars (\$215,250.00), in hand paid, bargains, sells, and conveys to Anthony Richard Farruggia, a married man as a separate estate whose mailing address is Garden of Eden Road, Sedro Woolley, WA 98284 ("Grantee"), the following described estate, situated in the County of Skagit, State of Washington, subject to the encumbrances and exceptions described on Exhibit A attached hereto:

Lot 29, "Sauk Mountain View Estates-South, a Planned Residential Development", according to the Plat thereof recorded June 9, 2003, under Auditor's File No. 200306090032, records of Skagit County, Washington

Assessor's Property Tax Parcel/Account Number: P120690 / 4819-000-029-0000

Grantor for itself/themselves and for its/their successors in interest do(es) by these presents expressly limit the covenants of this Deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, it/they will forever warrant and defend the said described real estate.

(Signature Page Follows)

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171011
MAR 16 2017

DBL/67070348.2

Amount Paid \$ 3836.45

Skagit Co. Treasurer

By HB

Deputy

1285 ARREZO DR

NE

(Signature Page to Bargain and Sale Deed)

Dated: 2/7/17

GRANTOR: JPMorgan Chase Bank, National Association, a National Association

By: [Signature] 2/7/17

Name: Holy Friedman

Its: Vice President

DB1/67070348.2

1285 ARREZO DR

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STATE OF Ohio)
)-ss
COUNTY OF Franklin)

I certify that I know or have satisfactory evidence that Holly Freedman is the person who appeared before me, and said person acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the Vice President of JPMorgan Chase Bank, National Association, a National Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: FEB 07 2017

Henry L. Walters

Notary Public in and for the State of Ohio

My appointment expires: 5-11-2019

Henry L. Walters



HENRY L. WALTERS
NOTARY PUBLIC
STATE OF OHIO
COMM. EXPIRES
MAY 11, 2019

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EXHIBIT A

Permitted Encumbrances and Exceptions

1. The lien of taxes and assessments for the current year and subsequent years.
2. Matters that would be shown by an accurate survey and inspection of the property.
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable.
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist).
5. All roads and legal highways.
6. Rights of parties in possession (if any).
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

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